

## 3. *Project Description*

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### 3.1 **PROJECT LOCATION**

The SBRA Project Site is a 386.8-acre proposed master-planned community located in the northwestern portion of the City of Lake Forest. The SBRA Project is bounded by Borrego Canyon Wash on the northwest, Bake Parkway and existing business park development on the south, the State Route 241 (241 Toll Road) to the northeast, and an Irvine Ranch Water District reservoir site on the east. Figure 3-1, *Regional Location*, and Figure 3-2, *Local Vicinity*, show the location of the SBRA Project Site in the regional and local contexts of Orange County and Lake Forest, respectively. An aerial photograph of the SBRA Project Site and its surroundings is shown on Figure 3-3. While the overall acreage is 386.8, it should be noted that only 372.7 acres would be developed, as the balance of the site has been constructed as Alton Parkway. Access to the SBRA Project Site is currently provided by Bake Parkway from the south and the current terminus of Rancho Parkway from the east.

The City of Lake Forest is surrounded by the City of Irvine to the west; Whiting Ranch Wilderness Park and an unincorporated area of Orange County to the north; the City of Mission Viejo to the east and south; and the Cities of Laguna Hills and Laguna Woods to the south. Terrain in the City ranges from the Saddleback Valley in the southern part of the City, to hills in the north that are continuous with foothills of the Santa Ana Mountains north of the City. Much of the City has a gentle southwest slope, with elevations ranging from approximately 300 feet above mean sea level (amsl) at the southwestern corner of the City to approximately 1,500 feet at the northern end of the City. Much of the City is developed with residential uses; commercial uses are concentrated near Interstate 5 (I-5) at the southern end of the City, 241 Toll Road in the northern part of the City, and along three major southwest-northeast arterial roadways: Bake Parkway, Lake Forest Drive, and El Toro Road.



### 3.2 **STATEMENT OF OBJECTIVES**

The following objectives have been established for the SBRA Project and will aid decision makers in their review of the project, its associated environmental impacts, and alternatives to the project:

- To implement the General Plan land use designations established for the property by the Opportunities Study Area project, consisting of low density [2 to 7 units per acre], low-medium density [7 to 15 units per acre], and medium density [15 to 25 units per acre] residential, mixed uses, and open space.
- Provide a diversity of housing types to ensure that housing is available to residents with a range of incomes.
- To develop in accordance with the provisions of the Shea/Baker Ranch Development Agreement (DA) to ensure the orderly and economically viable build out of the project site.
- To create a balanced and integrated community by providing linkages to other segments of the City through trail systems, public amenities, and carefully planned residential neighborhoods.

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- To implement the funding provisions set forth in the Shea/Baker Ranch DA which ensure that fees are paid (equivalent to a minimum of 1,957 residential units) as development proceeds to fund public facilities which provide community- and City-wide benefits.
- To benefit the entire community by providing adequate public open space (public parks and trail connections to existing regional trails), including the dedication of minimum 5-acre Community Park to the City.
- To benefit the entire community by providing adequate recreational facilities, including a Community Park and other parks that are open to all residents of the City.
- To protect natural resources in the project area, in particular by improvements to the slopes, vegetation, habitat, and water-carrying capacity of the Borrego Canyon Wash that will be installed as part of the Phase 2 Grading Plan and project construction.
- To facilitate and achieve completion of Alton Parkway to its full build-out as a 6-lane major arterial and provide funding for City-wide circulation improvements.

#### **3.3 PROJECT CHARACTERISTICS**

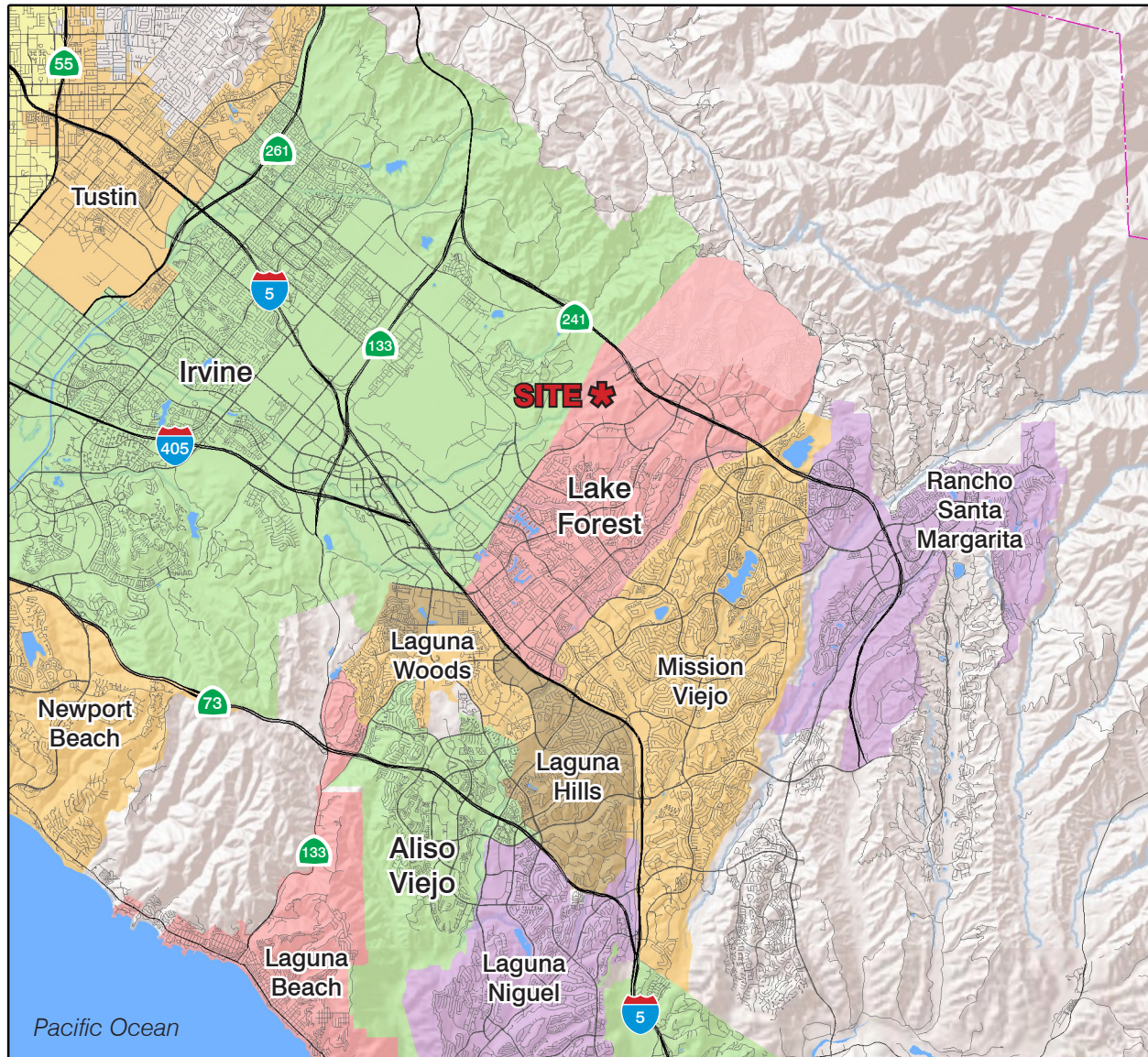
“Project,” as defined by the CEQA Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (3)...any activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies” (14 Cal. Code of Reg. 15378[a]).

##### **3.3.1 Project Background**

Shea/Baker Ranch has multiple previous project approvals and entitlements. The property was formerly under the jurisdiction of the County of Orange, and in April 1988, the County approved an Area Plan and DA and EIR for a 691-acre site commonly referred to as the “Baker Ranch,” of which the Shea/Baker Ranch property is a part. The County-approved Area Plan provided for the development of commercial and industrial uses on the Shea/Baker Ranch property. Because of the property’s proximity to the then-operating Marine Corps Air Station (MCAS) El Toro, land uses on the property were limited to non-residential uses due to noise impacts from aircraft overflight. In 1991, the City of Lake Forest incorporated and the Shea/Baker Ranch property came under the jurisdiction of the City. In January 2000, the City approved a revised version of the Baker Ranch Area Plan that amended the plan for the 386.8-acre Shea/Baker Ranch property, and re-authorized the DA by substituting the City for the County. Portions of the County’s “Baker Ranch” Area Plan have been developed for commercial/industrial uses. The 386.8 acres that comprise the Shea/Baker Ranch Project Area Plan were previously included in the County’s “Baker Ranch” Area Plan but will now be the subject of a new, separate Shea/Baker Ranch Area Plan. The Shea/Baker Ranch Area Plan incorporates Area 1 (which now also includes former Planning Area 2) and Planning Area 7 of the 2000 Baker Ranch Area Plan.

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## Regional Location



— Site Boundary

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### 3. Project Description

## Local Vicinity



— Site Boundary

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Source: Lexington GeoScience 2011

Shea/Baker Ranch Draft Supplemental EIR

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### 3. Project Description

## Aerial Photograph



 Site Boundary

Source: Lexington GeoScience 2011

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In 1999, MCAS El Toro closed and efforts to construct a new County airport came to a close. Consequently, a number of undeveloped properties located in close proximity to the former MCAS El Toro were no longer limited to non-residential uses. The City established an 800-acre study area that comprised these properties and undertook a land use study to analyze proposed and anticipated land use changes within the study area. This study area was referred to as the Opportunities Study Area (OSA) and encompassed seven properties, including the Shea/Baker Ranch property. In 2006, a PEIR was prepared to analyze the anticipated land use changes within the 800-acre study area. This PEIR identified that the OSA project would have significant impacts to the environment in the areas of Aesthetics, Agriculture, Air Quality, Water Quality, and Population and Housing. Portions of the PEIR were recirculated in 2008 to analyze a new alternative and to add an analysis of Global Climate Change. The Shea/Baker Ranch was Site 1 of seven sites analyzed by the OSA PEIR. The proposed land use changes for Shea/Baker Ranch, which involved a redesignation of the property from business park uses to predominantly residential uses, were evaluated as part of this PEIR. In June 2008, the City certified the PEIR in connection with the amendment of its General Plan for the Opportunities Study Area.

In July 2010, the City approved an Addendum to the PEIR along with a General Plan Amendment, Zone Change, and Development Agreement (DA) reflecting the land uses described in the proposed Shea/Baker Ranch Area Plan (AP 2-11-1732). The 2010 Zone Change also modified the boundaries of the planning areas of the 2000 City-approved Area Plan and created a single planning area (Planning Area 1) that conforms precisely to the 386.8 acre Shea/Baker Ranch ownership that is the subject of the current applications.

The City is currently constructing a segment of Alton Parkway that extends from Commercentre Drive to Towne Centre Drive through the SBRA Project Site pursuant to the terms of the Shea/Baker Ranch DA and approvals granted by the County of Orange in 2010. The County of Orange is constructing the balance of the Alton Parkway extension between Irvine Boulevard and Commercentre Drive. The impacts of the Alton Parkway construction project were analyzed in the Alton Parkway Extension Project EIR 585, prepared and certified by the County of Orange in September 2007 (Alton Parkway Extension EIR). In addition to the extension of Alton Parkway, the Alton Parkway Extension EIR evaluated improvements to the Borrego Wash, which is an unimproved wash comprising the northwest boundary of the project area. Improvements to Borrego Canyon Wash consist of a Bypass Channel, which will be constructed parallel to the existing wash alignment. The following permits have been issued for the Borrego Canyon Wash improvements: Section 404 individual permit; U.S. Fish and Wildlife Service Formal Section 7 consultation for the least Bell's vireo; California Department of Fish and Game Lake or Streambed Alteration Agreement; California Department of Fish and Game California Endangered Species Act Consistency Determination; and California Regional Water Quality Control Board Clean Water Act Section 401 Water Quality Standards Certification. Although improvements to the Borrego Canyon Wash are addressed by the Alton Parkway Extension EIR, the construction of the Borrego Canyon Wash improvements will occur concurrent with Phase 2 grading.



#### **3.3.2 Existing Land Use and Zoning**

The SBRA Project Site was partially graded in conjunction with the prior commercial/industrial "Baker Ranch Area Plan" entitlement and remains undeveloped except for a number of small structures related to a nursery that occupies the northwestern portion of the overall property. There is also an approximately 13-acre paved area used primarily for storage of recreational vehicles, north of Baker Parkway and west of Baffin Bay Drive (Baker Ranch RV Storage, 25690 Baffin Bay Drive, Lake Forest, CA 92630).

Approximately 50 percent of the site has been previously graded, primarily the eastern and southern portions, including the vehicle storage facility. The remainder of the SBRA Project Site is primarily agricultural with remnants of avocado orchards and an area formerly occupied by a wholesale/retail nursery operation. There are a number of buildings associated with the nursery operation, including a sales office, shade

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structures, portable agricultural chemical storage buildings, a cluster of maintenance buildings, and a vehicle storage area near the southerly end of the facility. There are also two occupied residences, one located on a small hill near the central portion of the nursery or the northwestern portion of the overall site, and a second located on an elevated area northeast of the nursery and somewhat more central to the overall site. Each residence has several small outbuildings and storage areas. See Figure 3-3, *Aerial Photograph*. Work is ongoing for the extension of Alton Parkway between Towne Centre Drive on the northeast, through and along the entire length of the SBRA Project Site to Commercentre Drive. The remainder of Alton Parkway extending from Commercentre Drive to Irvine Boulevard west of the site is outside of the jurisdiction of the City and is being constructed by the County of Orange.

The site's existing General Plan land use designations consist of Mixed-Use (MU), Low Density Residential (LDR), Medium Density Residential (MDR), Low-Medium Density Residential (L-MDR) and Open Space (OS), as shown in Figure 3-4, *Existing Land Use Designations*. The site's zoning is Baker Ranch Planned Community (PC 7).

#### **3.3.3 Surrounding Land Use**

The SBRA Project Site is located north of Bake Parkway, southeast of the Borrego Canyon Wash, between the 241 Toll Road and Commercentre Drive. The SBRA Project Site is generally surrounded by business park development and undeveloped open space. The commercial areas of the Foothill Ranch Planned Community are located to the north and northeast of the SBRA Project, immediately north of the 241 Toll Road. Existing business park developments, including Pacific Commercentre and Baker Ranch, are located at the northwestern edge and east and south of the site. The open space to the northwest is currently owned by the federal government. Most of this area remains natural open space. The Federal Aviation Administration (FAA) maintains navigational aids within a small portion of the area and has agreements with the Federal Bureau of Investigation (FBI) and the U.S. Fish and Wildlife Service regarding use of the remainder of the property. The FBI uses the remaining infrastructure (e.g., roads and bunkers) in the open space for agent training. The former MCAS El Toro is located west of the SBRA Project Site. A large portion of the area consists of regionally significant open space that is part of the County of Orange's Nature Reserve established by the County of Orange's Natural Communities Conservation Plan (NCCP). Existing Irvine Ranch Water District (IRWD) water reservoirs are located on a hill along the eastern edge of the community. Adjacent roads include Bake Parkway, Commercentre Drive, Towne Centre Drive, and Rancho Parkway.

#### **3.3.4 Proposed Land Use**

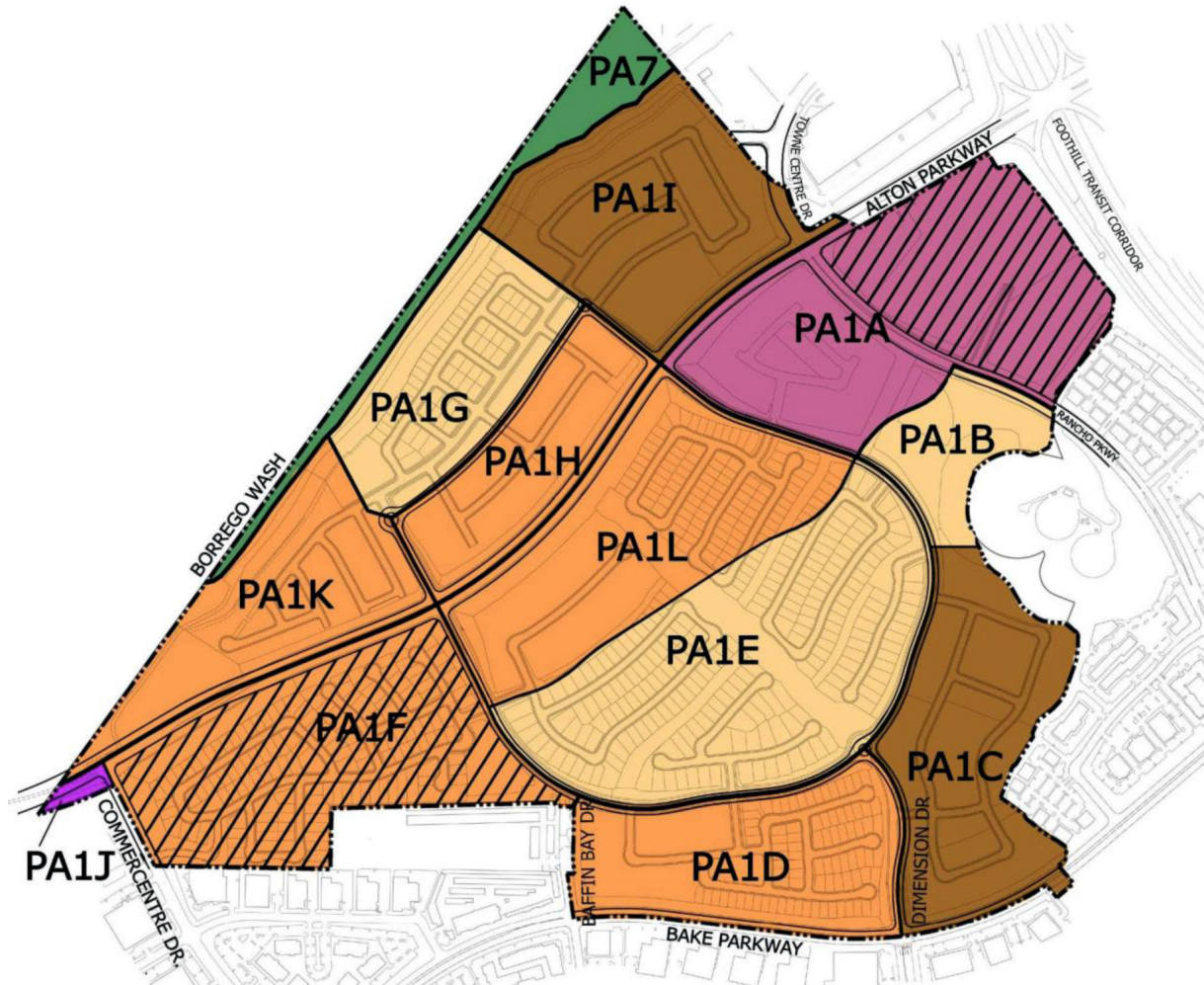
The SBRA Project consists of an Area Plan and a Tentative Tract Map. The SBRA Project is envisioned to include a wide range of housing types, including mixed-uses among a community-wide open space and recreational system. The proposed Area Plan for the Shea/Baker Ranch community provides for the following land uses with a total of 2,379 residential units:

##### **Residential**

- Up to 1,638 for-sale homes, on approximately 308 acres, ranging from low density (2–7 units per net acre) to medium density (up to 25 units per net acre)
- A broad variety of home styles, including single-family detached, motor courts, cluster homes, green courts, flats, townhomes, and condominiums

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## Existing Land Use Designations



#### LEGEND

	Mixed-Use
	Low Density Residential
	Low-Medium Density Residential
	Medium Density Residential
	Business Park
	Public Facilities Overlay

Planning Area	Land Use	Density Range <sup>1</sup>	Gross Acreage <sup>2</sup>
PA 1A	Mixed-Use	--	51.14
PA 1B	Low Density Residential	2-7 DU/AC	22.93
PA 1C	Medium Density Residential	15-25 DU/AC	22.82
PA 1D	Low-Medium Density Residential	7-15 DU/AC	30.13
PA 1E	Low Density Residential	2-7 DU/AC	56.38
PA 1F	Low-Medium Density Residential	7-15 DU/AC	44.37
PA 1G	Low Density Residential	2-7 DU/AC	22.45
PA 1H	Low-Medium Density Residential	7-15 DU/AC	20.29
PA 1I	Medium Density Residential	15-25 DU/AC	33.24
PA 1J	Business Park	--	1.05
PA 1K	Low-Medium Density Residential	7-15 DU/AC	24.96
PA 1L	Low-Medium Density Residential	7-15 DU/AC	40.29
PA 7	Open Space	--	15.70
<b>Total</b>			<b>385.75</b>

1. All Planning Areas shall be developed at or below the maximum densities for the identified density range, and in accordance to Section VIII.B.14 of the Planned Community regulations.

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Scale (Feet)



Source: SBRA 2012

Shea/Baker Ranch Draft Supplemental EIR

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#### **Mixed Use**

- A maximum of approximately 50 acres designated for mixed-use development
- The mixed-use development contemplates commercial areas developed together with multifamily residential units ranging from low-medium to high densities
- A maximum of 25,000 square feet of commercial development and up to 741 residential units, including affordable housing units

#### **Usable Open Space**

The community provides over 100 acres open spaces and parks. Of those, almost 31 acres are usable open spaces, as follows:

- Approximately 12 acres of neighborhood parks, in addition to trails and paseos
- The 7.46-acre Community Park
- The 8.37-acre Central Linear Park (with 7 usable acres)
- The 5.05-acre Borrego Linear Park (including a recreational trail)

#### **Slopes and Medians**

Non-park open space is also provided in the community:

- Approximately 55.76 acres contained within slopes, paseos, the detention basin, and other open spaces, and approximately 15 acres within parkways and medians
- Borrego Canyon Wash—14.93 acres



#### **Borrego Canyon Wash**

As part of the SBRA Project, the segment of the Borrego Canyon Wash that extends the length of the property will be modified to repair erosion damage, to stabilize the channel, and to allow for revegetation of the Wash. The proposed improvements to the Borrego Canyon Wash were described and evaluated in the County of Orange Alton Parkway Extension EIR (No. 585), which was certified in September 2007 (with subsequent addenda). Because the proposed improvements will require work within the Wash, which has been designated as “waters of the U.S.” and “waters of the State,” and because of the Wash improvements being reviewed in conjunction with the Alton Parkway extension, permits and approvals from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, U.S. Fish and Wildlife Service, and California Department of Fish and Game were obtained prior to the commencement of construction of Alton Parkway. These permits also cover impacts to other waters of the U.S. and State within the Shea/Baker Ranch property. The impacts to these aquatic and associated biological resources on the Shea/Baker Ranch property were analyzed in the OSA PEIR, and then at a project-level of detail in the County’s Alton Parkway Extension EIR.

As described in the County’s Alton Parkway Extension EIR, the Borrego Canyon Wash will be improved such that in the future it will only carry low flows, thus minimizing the opportunity for erosion damage and allowing for revegetation of the Wash. A parallel bypass drainage system will be constructed to carry all other flows (i.e., storm flows) from the upstream areas. The bypass system will consist of a box culvert with an outlet and energy dissipation structure that will be built at the southern end of the Shea/Baker Ranch property. The

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applicant is pursuing an agreement that will allow this parallel system to be dedicated to the Orange County Flood Control District upon completion.

#### **Offsite Improvements**

The SBRA Project also includes offsite improvements to Baffin Bay Drive and the extension of reclaimed and domestic water lines within the existing right-of-way of Rancho Parkway. Baffin Bay Drive is an existing road adjacent to the southwest side of the SBRA Project that provides access to established business park uses. This road was at one time planned to extend north beyond its existing termination point. Instead, the SBRA Project will construct a cul-de-sac at the existing terminus of Baffin Bay Road.

#### **3.3.5 Project Phasing**

##### **Grading**

Implementation of the conceptual grading plan requires approximately 5,000,000 cubic yards of cut and fill. Project grading is anticipated to occur in two phases. Planning Areas 1A, 1B, 1C, 1D, and 1F and the portions of Planning Areas 1E and 1L immediately adjacent to “A” and “B” streets are included within the grading Phase 1. Phase 1 begins the grading of certain areas that will be completed during Phase 2. The total amount of cut and fill within Grading Phase 1 is approximately 2,000,000 cubic yards, including 1,000,000 yards of cut from Grading Phase 2. The second phase of grading will establish the ultimate condition and includes Planning Areas 1E, 1L, 1I, 1G, 1H, 1K and PA 7. Also, Grading Phase 2 includes the stabilization of the Borrego Canyon Wash and installation of the box culvert improvements. Grading Phase 2 includes 3,000,000 cubic yards of cut and fill, with 2,000,000 cubic yards crossing Alton Parkway. The limits of each grading phase are shown on Figure 3-5, *Phase 1 Grading Plan* and Figure 3-6, *Phase 2 Grading Plan*. Project grading is balanced onsite.

Each phase of grading will incorporate sufficient interim or permanent drainage facilities to support that phase until project build-out. The detention basin in PA 1K will be graded and constructed as part of the Alton Parkway improvements by the City of Lake Forest. The basin will be available to treat runoff for both the interim and ultimate grading conditions for the SBRA Project.

To balance the site's earthwork, soil must be moved across Alton Parkway. Different methods may be used to accomplish this, including temporary closures on Alton Parkway or constructing a temporary bridge or bridges across Alton for the use of earthmoving equipment. In accordance with the DA, the Lake Forest City Council shall determine the preferred method upon submittal of a Road Closure Plan by the developer.

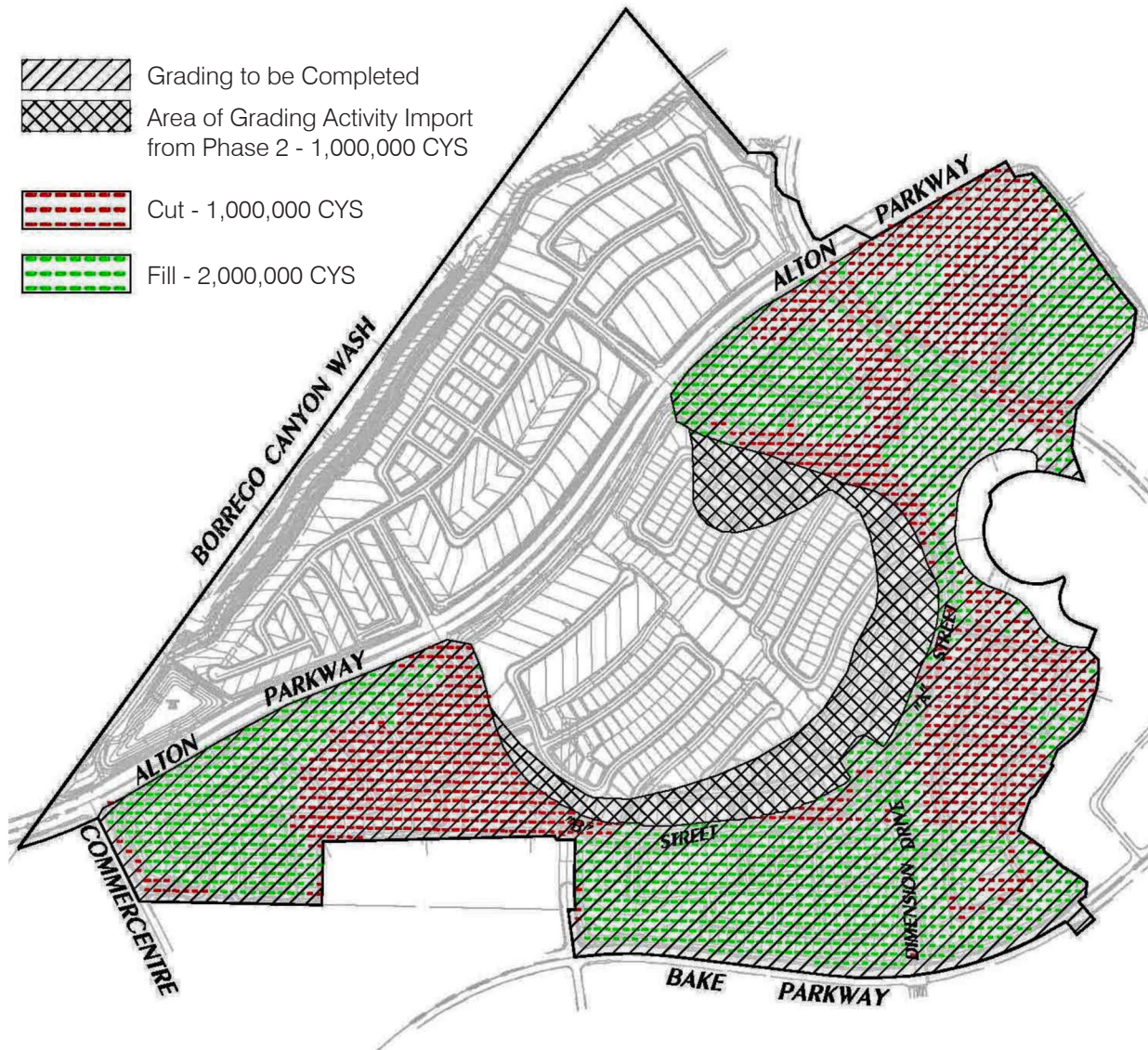
##### **Development**

Grading Phase 1 would prepare the site for Development Phases 1A, 1B, and Phase 2. Grading Phase 2 would prepare the site for development Phases 3A and 3B. Development of infrastructure, recreational amenities and homes in the SBRA Project is anticipated to occur in three phases, as shown in Figure 3-7, *Overall Project Phasing*. Each of these phases includes adequate roadway access, underground utility and service infrastructure, and recreation facilities to be self-supporting. Because forces beyond the control of the landowner influence the property's development, the timing and sequence of phasing may be adjusted pursuant to the DA. Project phasing is planned to commence along the southern and eastern sides of the SBRA Project, transition to the center to complete Planning Area 1A, and finish within the SBRA Project's center and northern side. The Shea/Baker Ranch DA established the timing for construction of certain improvements and satisfaction of certain obligations on the part of the developer. The timing for these occurrences is tied to the number of building permits issued.



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## Phase I Grading Plan



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Source: SBRA 2012

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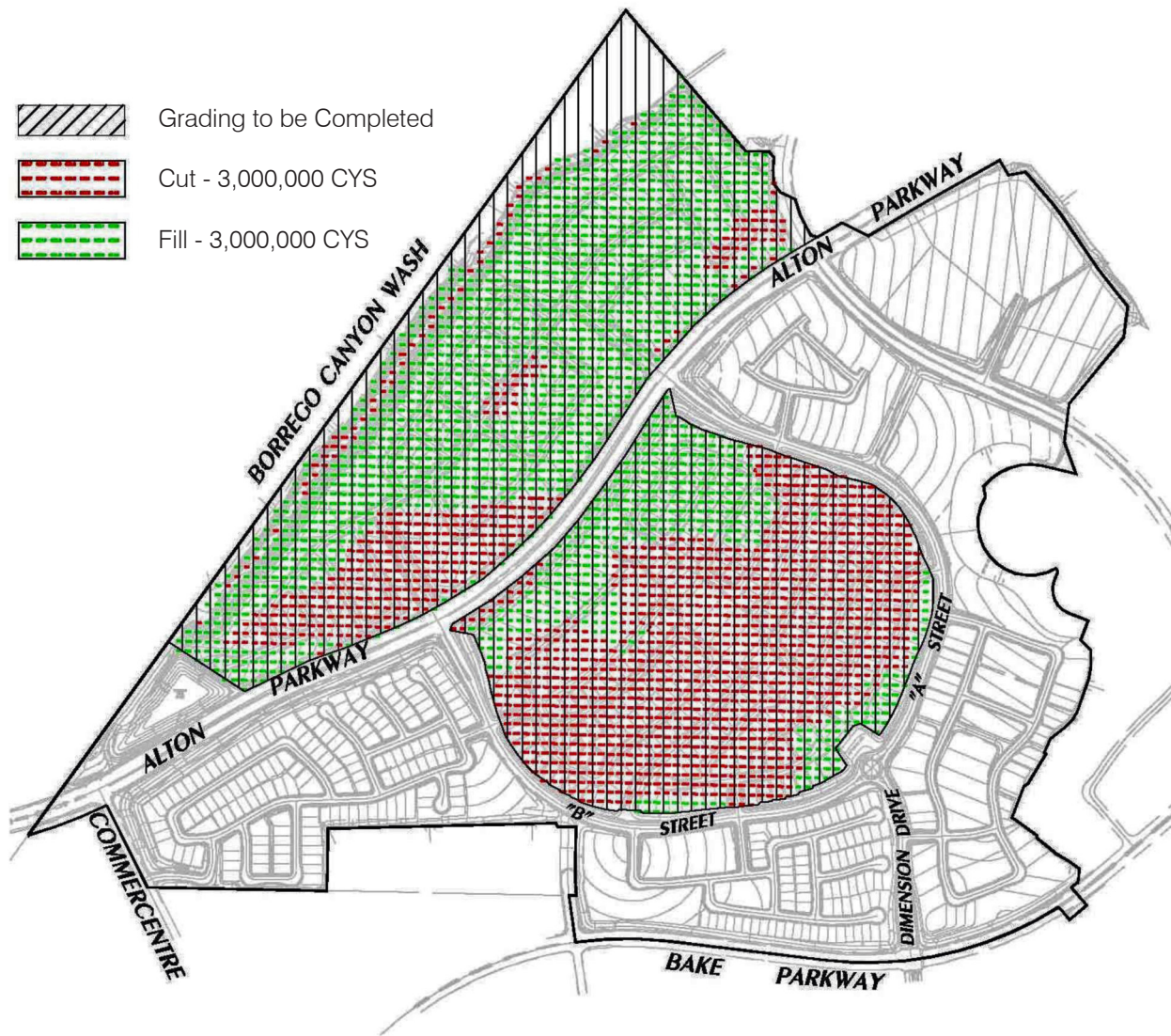
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## Phase II Grading Plan



#### Notes:

- Phase 2 Grading Includes Borrego
- Approximately 2,000,000 CYS of Earth Will Cross Alton Parkway

Source: SBRA 2012

Shea/Baker Ranch Draft Supplemental EIR

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Scale (Feet)





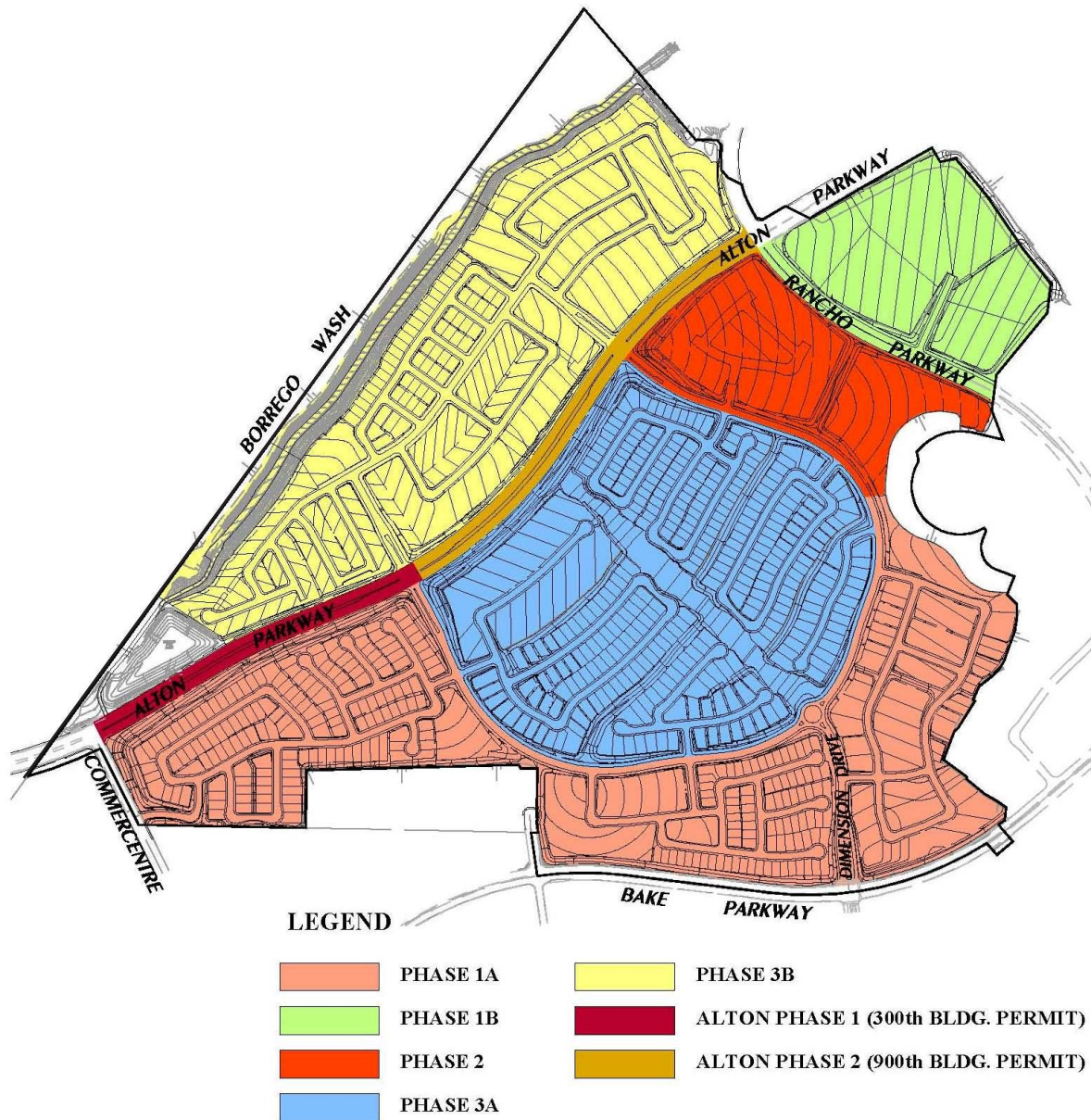
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## Overall Project Phasing



Source: SBRA 2012

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#### 3.4 INTENDED USES OF THE DSEIR

This DSEIR contains information necessary to address the project changes and new information that triggered the need for additional review under Public Resources Code, section 21166 and State CEQA Guidelines, section 15162 and to make the OSA PEIR adequately apply to the SBRA Project. Below is a table that demonstrates the various actions by the City and other agencies that will be necessary to implement the proposed SBRA Project.

The anticipated approvals, at a minimum, are required for the SBRA Project as follows:

<b>Lead Agency</b>	<b>Action</b>
City of Lake Forest	<ul style="list-style-type: none"><li>• Certification of the Supplemental Environmental Impact Report (SCH#2004071039) and adopt a Mitigation Monitoring Program</li><li>• Approval of Area Plan 2-11-1732</li><li>• Approval of Tentative Tract Map 16466</li><li>• Approval of future Site Plans/Site Development Permits and/or architectural review</li><li>• Issuance of Grading Permits</li><li>• Issuance of Building Permits</li><li>• Issuance of Encroachment Permits</li></ul>
<b>Responsible Agencies</b>	<b>Action</b>
U.S. Army Corps of Engineers	<ul style="list-style-type: none"><li>• Section 404 Individual Permit (Issued 8/13/2010)</li></ul>
California Department of Fish and Game	<ul style="list-style-type: none"><li>• Consistency Determination regarding Least Bell's Vireo (Issued August 11, 2010)</li><li>• Streambed Alteration Agreement 1602 (Issued August 6, 2010)</li></ul>
Orange County Fire Authority	<ul style="list-style-type: none"><li>• Approval of Fuel Modification Plans</li><li>• Approval of Secured Fire Protection Agreement</li></ul>
Orange County Flood Control District	<ul style="list-style-type: none"><li>• Agreement regarding ownership and maintenance of Borrego Canyon Wash Flood Bypass channel</li></ul>
Santa Ana Regional Water Quality Control Board	<ul style="list-style-type: none"><li>• Section 401 Certification (Issued July 1, 2010)</li><li>• Issue a National Pollution Discharge Elimination System (NPDES) Permit for construction activities and/or Stormwater Pollution Prevention Plan</li></ul>
U.S. Fish and Wildlife Service	<ul style="list-style-type: none"><li>• Section 7 Biological Opinion (Issued July 6, 2010)</li></ul>



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